

Sec. 6.1000. Foothills Overlay (F-O) Zone.

Sec. 6.1001. Purpose.

The Foothills Overlay (F-O) zoning district provides a means to recognize and further preserve the rural desert character in the low density unsubdivided and undeveloped lands (at the time of the adoption of this ordinance) to which the F-O overlay district has been applied to these lands by defining additional standards that help to define the area's unique character that result in minimum visual impact and furthers the purposes of the Environmentally Sensitive Lands Ordinance (ESLO) as it relates to preservation of the desert and blending the built form into the desert environment.

Specifically, these regulations are intended to:

1. Conserve the character of the natural desert landscape.
2. Minimize the impacts of development by controlling the location, intensity, pattern design, construction techniques, and materials of development and construction.
3. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping design and material.
4. Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.
5. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.
6. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

Sec. 6.1002. Applicability.

The Foothills Overlay (F-O) district may be overlaid upon the following zoning districts: R1-43, R1-70, R1-130, R1-190 and COS, HC and OS and may be combined with the ESL and HP overlay districts.

Sec. 6.1003. Use regulations.

A. Permitted uses. Any use permitted in the underlying zoning district.

B. Uses permitted by conditional use permit. Any use permitted by conditional use permit in the underlying zoning district.

Sec. 6.1004. Property Development Standards.

The property development standards of the underlying district shall apply except as modified below.

A. Building Height:

1. *Buildings in general:* No building shall exceed twenty-four (24) feet in height, except as otherwise provided in this section.

2. *Institutional buildings*: Public, semipublic or public service buildings, institutions, or schools, when permitted in a district, may be erected to a height not exceeding forty (40) feet, if provided that the building is setback from each property line at least twenty-five (25) feet for each one (1) foot of additional building height above twenty-four (24) feet and provided that the building meets all yards and setbacks provided herein and within the underlying district. If the parcel of such a use or building is less than ten (10) gross acres in size the maximum building height shall be twenty-four (24) feet.

B. Walls, Fences and Hedges:

1. Walls, fences, or hedges up to six (6) feet in height are allowed on the property line and within the parcel. The use of undulating walls that follow the land form are highly encouraged.

2. Walls, fences or hedges taller than three (3) feet in height shall not be placed within a required front yard.

3. The maximum portion of a parcel that may be enclosed by walls, fences and hedges taller than three (3) feet in height but not taller than six (6) feet in height shall be as follows:

Parcel size: maximum enclosure area by walls and building (including the area of any accessory building).

<i>Parcel Size:</i>	<i><u>Maximum</u> Permitted Percent of Enclosure of the net lot area:</i>
32,000 to 69,999 sq. ft.	60% of net lot area
70,000 to 189,999 sq. ft.	55% of net lot area
190,000 sq. ft. or more	45% of net lot area

4. Exceptions:

a. No wall, fence or hedge may be placed in a location that separates a natural area open space (NAOS) from an abutting street right-of-way or road/access easement or an abutting natural area open space (NAOS).

b. Walls, fences or hedges up to eight (8) feet tall may be placed within a required rear or side yard along collector or larger street designation (defined within the General Plan's Street Classification Map) provided that the wall is setback a minimum of (50) feet and a maximum of one hundred (100) feet from the right-of-way. If a street is designated on the General Plan as a scenic corridor, the walls, fences or hedges shall be setback a minimum of 125 feet and a maximum of 175 feet from the right-of-way.

c. A corral fence not exceeding six (6) feet in height shall be permitted on the property line or within any yard, except that no corral fence may be placed within ten (10) feet of a street right-of-way or a dedicated public trail easement or pathway easement. Areas enclosed by a corral fence are not subject to the provisions of section 6.1004.B.3.

C. Accessory Buildings:

1. The minimum setback for accessory buildings from the rear or side property line shall be:

<i>Lot Size:</i>	<i>Setback:</i>
32,000-69,000 square feet	5 feet
70,000-189,999 square feet	10 feet
190,000 square feet or more	15 feet

2. The minimum distance between an accessory building and main residence or guest house on an abutting lot shall be:

<i>Lot Size:</i>	<i>Minimum Distance:</i>
32,000-69,000 square feet	40 feet
70,000-189,999 square feet	60 feet
190,000 square feet or more	60 feet

3. The minimum distance between an accessory building and any other building on the same parcel when the accessory building is located within the required rear yard or within twenty (20) feet of a side property line in the R1-43 district or within thirty (30) feet of a side property line in the R1-70, R1-130 or R1-190 districts shall be:

<i>Lot Size:</i>	<i>Minimum Distance:</i>
32,000-69,999 square feet	10 feet
70,000-189,999 square feet	15 feet
190,000 square feet or more	20 feet

4. The minimum distance between an accessory buildings on the same parcel that are located within the portion of the property excluding the required front, required side or required rear yards or between more than one main building on the same parcel shall be:

<i>Lot Size:</i>	<i>Minimum Distance:</i>
32,000-69,999 square feet	5 feet
70,000-189,999 square feet	10 feet
190,000 square feet or more	10 feet

5. No accessory building may be placed closer to the front property line than the main building - if the main building is at or within the following distance of the property line:

<i>Lot Size:</i>	<i>Distance from main building to front property line:</i>
32,000-69,999 square feet	60 feet
70,000-189,999 square feet	80 feet
190,000 square feet or more	100 feet

6. The total maximum area under roof of all accessory buildings shall be:

Lot Size	Maximum Area (Accessory Building only)
45,000 sq. ft. or less	30% of rear yard (excluding any dedicated NAOS)
45,001 - 70,000 sq. ft.	8,000 sq. ft.
70,001-130,000 sq. ft.	14,000 sq. ft.
130,001-240,000 sq. ft.	25,000 sq. ft.
greater than 240,000 sq. ft.	40,000 sq. ft.

7. The maximum size of any single accessory building shall be:

<i>Lot Size:</i>	<i>Maximum Size:</i>
32,000-69,999 square feet -	6,000 square feet
70,000-189,999 square feet -	12,000 square feet
190,000 square feet or more -	35,000 square feet

8. Large Building Setbacks: The minimum setback from the property line for any building of 6,000 square feet (under roof) or more shall be:

Setback by Building Size

Lot Size:

<i>Building Size:</i>	32,000-69,000sq. ft.	70,000-189,999sq. ft.	190,000sq. ft. or more
6,000-8,000sq. ft	50 feet	70 feet	75 feet
8,001-12,000sq. ft.	N/A*	75 feet	75 feet
greater than 12,000	N/A*	N/A*	90 feet

*NA: This size building is not physically possible or allowed (see section 7 above).

E. Outdoor Lighting:

1. All exterior lighting below 3 feet in height shall be fully shielded. All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures and directed downward.

2. All exterior lights including mounted to buildings/structures and on poles shall not exceed a height of sixteen (16) feet.

3. Exemption: Lights that are connected to a delay switch that do not stay on more than 15 minutes for security purposes shall not be required to be shielded or contain horizontal cutoffs.

F. Sensitive Building Design and Integration:

1. Reflective building materials are prohibited.

2. No paint colors shall be used which have a light reflective value (LRV) greater than forty (40) percent.

3. Exterior paint and material colors shall not exceed a value of six (6) as indicated in the *Munsell Book of Color* on file in the Planning Systems Department.

4. Plant materials that are not indigenous to the area shall not exceed twenty (20) feet in height and shall be limited to yards enclosed by walls or solid fences that are a minimum of three (3) feet in height. A list of indigenous plants is available from the Planning Systems Department. Outdoor community recreation facilities shall be allowed turf as specified in section 7.854 (E) (2) (e).

5. Turf shall be limited to enclosed areas not visible off-site from lower elevations. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.

6. Any parking or staging areas located on any parcel shall be screened by low undulating walls and/or berms from the street and from neighboring properties.

